

Weekly Market Activity Report



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What to Watch For

Providing the same news week after week isn't a chore when the news is so good. Once again, the MRIS region saw a week of extremely strong home sales and dropping inventory for the week ending January 30.

There were 2,553 signed purchase agreements during the week, a jump of 44.3 percent from the same week in 2009. The number of homes available for sale dropped to 49,864, a decline of 27.1 percent from a year ago. This is typically a time of year where the number of available homes increases in anticipation of the spring selling season but, so far, that hasn't occurred in 2010.

Buyers have less to choose from and more competition from other buyers than they have in awhile.

Weekly Activity

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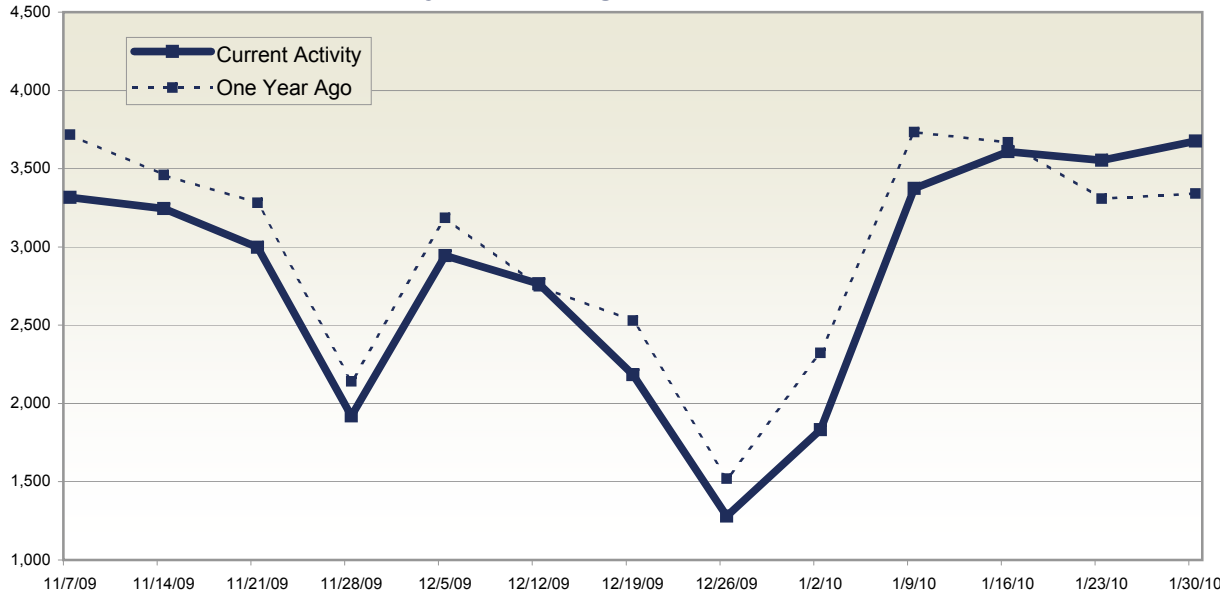
New Listings

As of February 8, 2010

Weekly Market Activity Report 



Last Three Months Weekly New Listings



For the week ending:	Current Activity	One Year Ago	One Year Change
11/7/2009	3,316	3,716	- 10.8%
11/14/2009	3,245	3,459	- 6.2%
11/21/2009	2,998	3,281	- 8.6%
11/28/2009	1,920	2,141	- 10.3%
12/5/2009	2,945	3,186	- 7.6%
12/12/2009	2,764	2,748	+ 0.6%
12/19/2009	2,183	2,530	- 13.7%
12/26/2009	1,280	1,519	- 15.7%
1/2/2010	1,833	2,322	- 21.1%
1/9/2010	3,374	3,734	- 9.6%
1/16/2010	3,608	3,667	- 1.6%
1/23/2010	3,553	3,309	+ 7.4%
1/30/2010	3,676	3,340	+ 10.1%
3-Month Total:	36,695	38,952	- 5.8%

Compared to Last Year: **Down (-)**

Compared to 2003: **Down (-)**

Historical New Listings



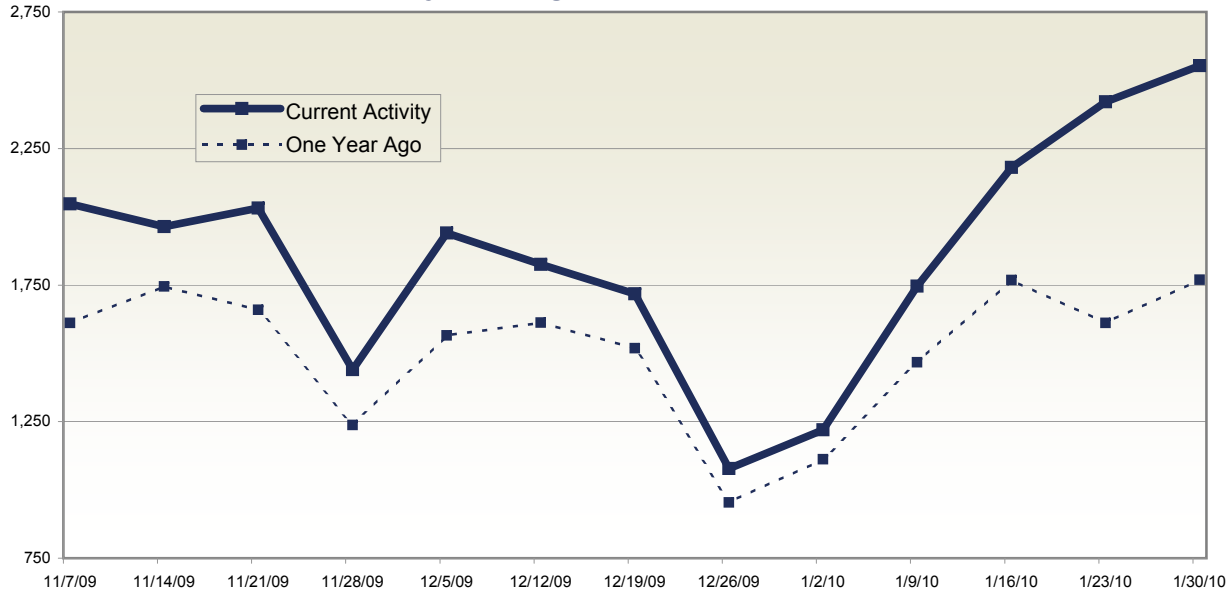
Pending Sales

As of February 8, 2010

Weekly Market Activity Report 



Last Three Months Weekly Pending Sales

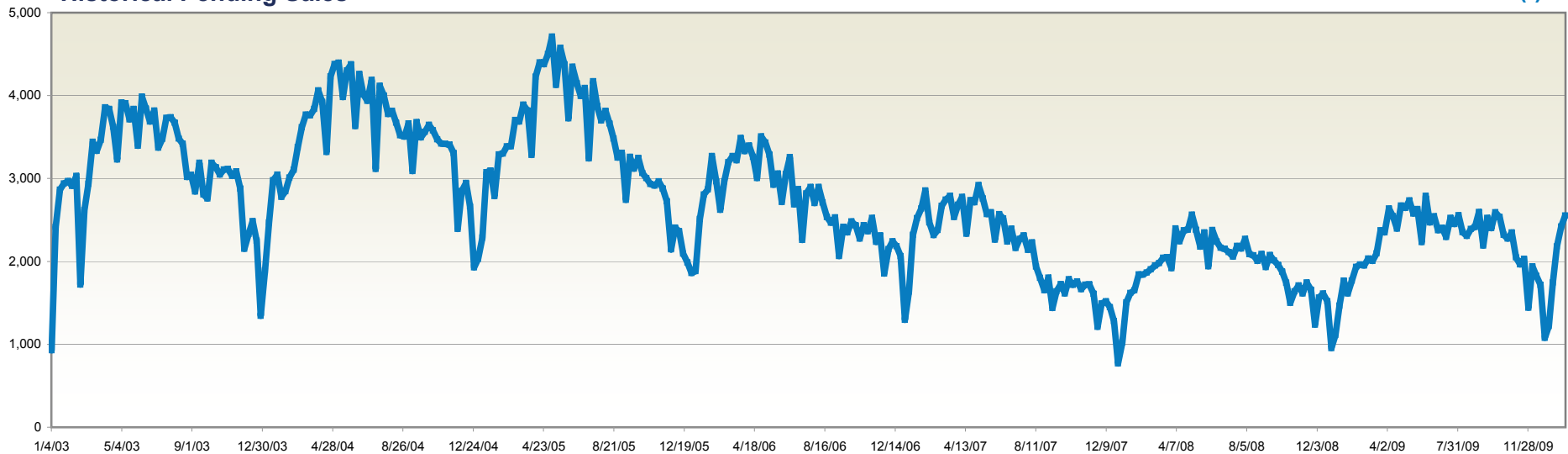


For the week ending:	Current Activity	One Year Ago	One Year Change
11/7/2009	2,047	1,611	+ 27.1%
11/14/2009	1,964	1,745	+ 12.6%
11/21/2009	2,032	1,659	+ 22.5%
11/28/2009	1,440	1,237	+ 16.4%
12/5/2009	1,940	1,565	+ 24.0%
12/12/2009	1,825	1,612	+ 13.2%
12/19/2009	1,718	1,519	+ 13.1%
12/26/2009	1,078	954	+ 13.0%
1/2/2010	1,220	1,112	+ 9.7%
1/9/2010	1,746	1,467	+ 19.0%
1/16/2010	2,180	1,768	+ 23.3%
1/23/2010	2,421	1,611	+ 50.3%
1/30/2010	2,553	1,769	+ 44.3%
3-Month Total:	24,164	19,629	+ 23.1%

Compared to Last Year: **Up (+)**

Compared to 2003: **Down (-)**

Historical Pending Sales



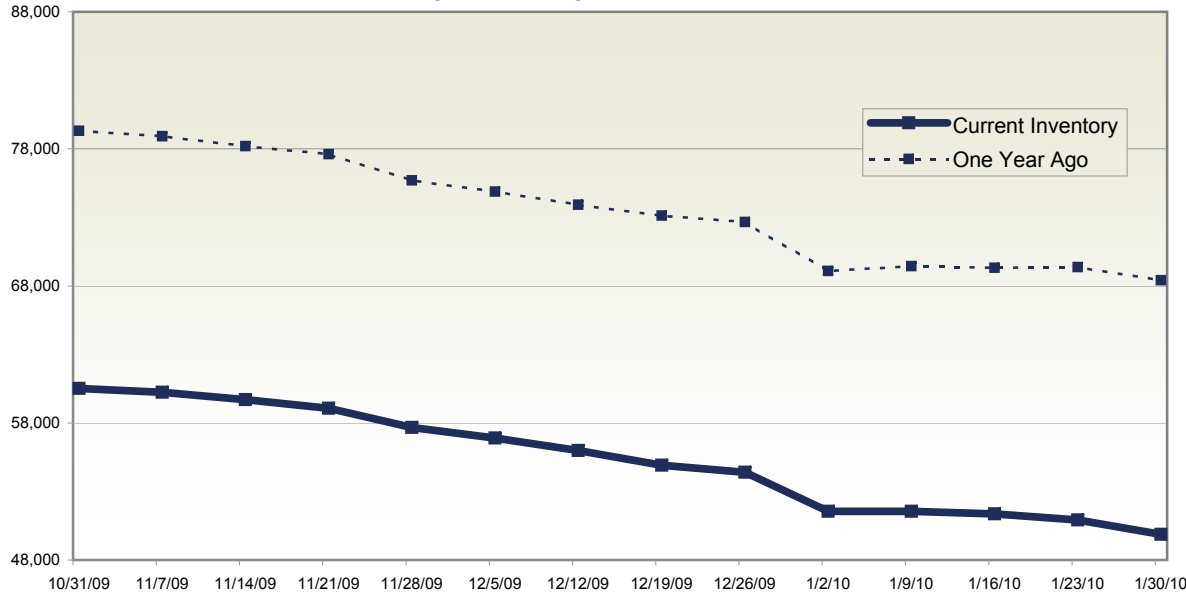
Active Listings for Sale

As of February 8, 2010

Weekly Market Activity Report 



Last Three Months Weekly Inventory for Sale

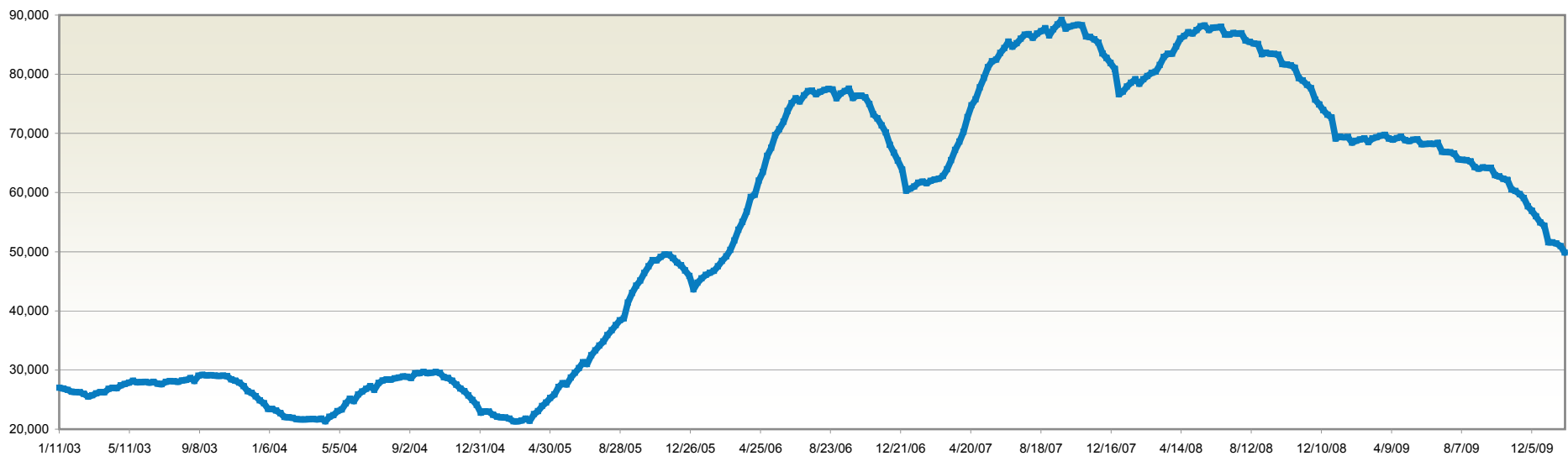


Inventory as of:	Current Inventory	One Year Ago	One Year Change
10/31/2009	60,524	79,324	- 23.7%
11/7/2009	60,242	78,927	- 23.7%
11/14/2009	59,707	78,198	- 23.6%
11/21/2009	59,058	77,609	- 23.9%
11/28/2009	57,662	75,699	- 23.8%
12/5/2009	56,897	74,878	- 24.0%
12/12/2009	55,985	73,914	- 24.3%
12/19/2009	54,920	73,133	- 24.9%
12/26/2009	54,405	72,659	- 25.1%
1/2/2010	51,552	69,097	- 25.4%
1/9/2010	51,554	69,428	- 25.7%
1/16/2010	51,370	69,310	- 25.9%
1/23/2010	50,929	69,373	- 26.6%
1/30/2010	49,864	68,401	- 27.1%
3-Month Avg:	54,934	73,125	- 24.9%

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

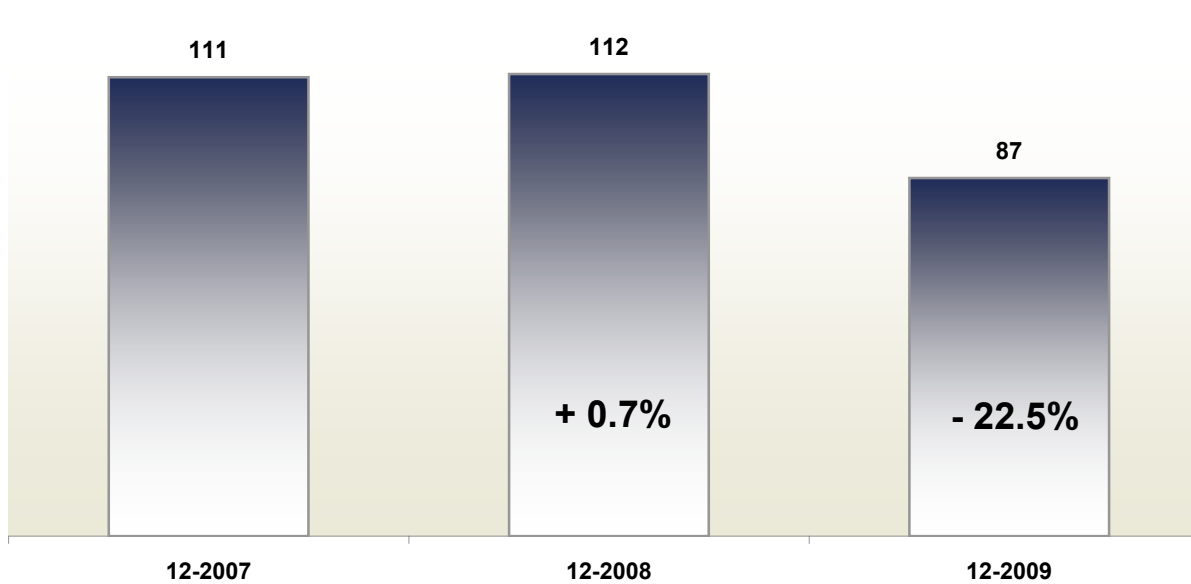
Historical Weekly Inventory for Sale



Days on Market Until Sale

December 2009 — 87

Weekly Market Activity Report 

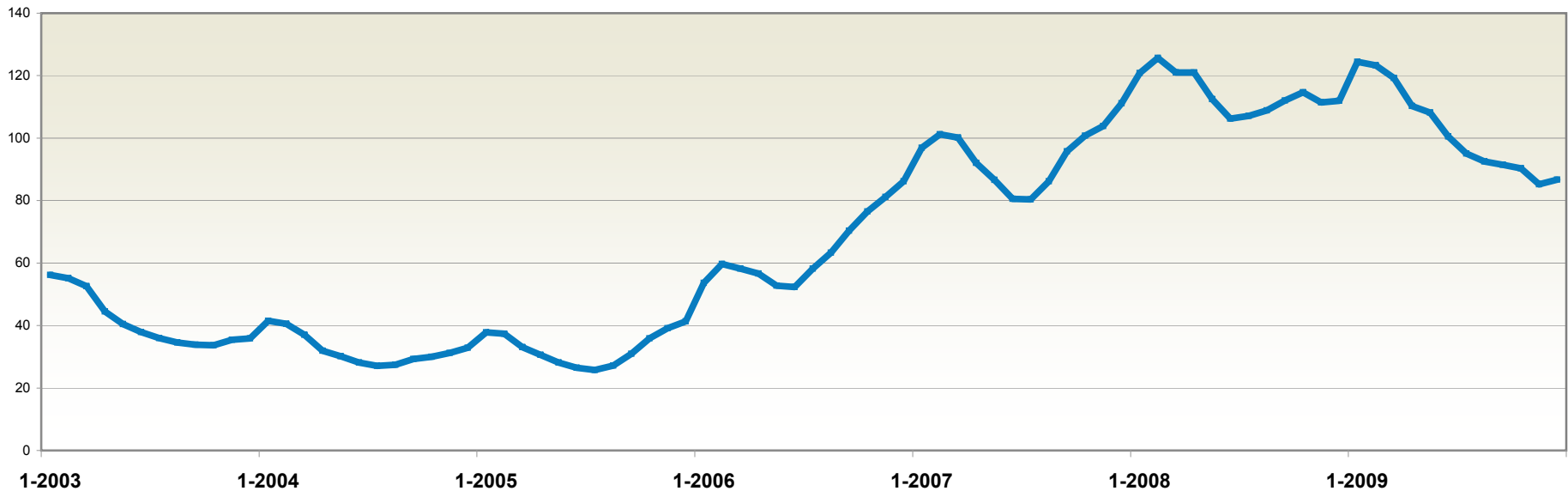


Month	Current Year	One Year Previous	One Year Change
1-2009	124	121	+ 2.9%
2-2009	123	126	- 1.9%
3-2009	119	121	- 1.4%
4-2009	110	121	- 8.8%
5-2009	108	112	- 3.8%
6-2009	101	106	- 5.3%
7-2009	95	107	- 11.2%
8-2009	92	109	- 15.0%
9-2009	91	112	- 18.4%
10-2009	90	115	- 21.2%
11-2009	85	111	- 23.5%
12-2009	87	112	- 22.5%
12-Month Avg:	102	114	- 10.6%

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

Historical Days on Market Until Sale

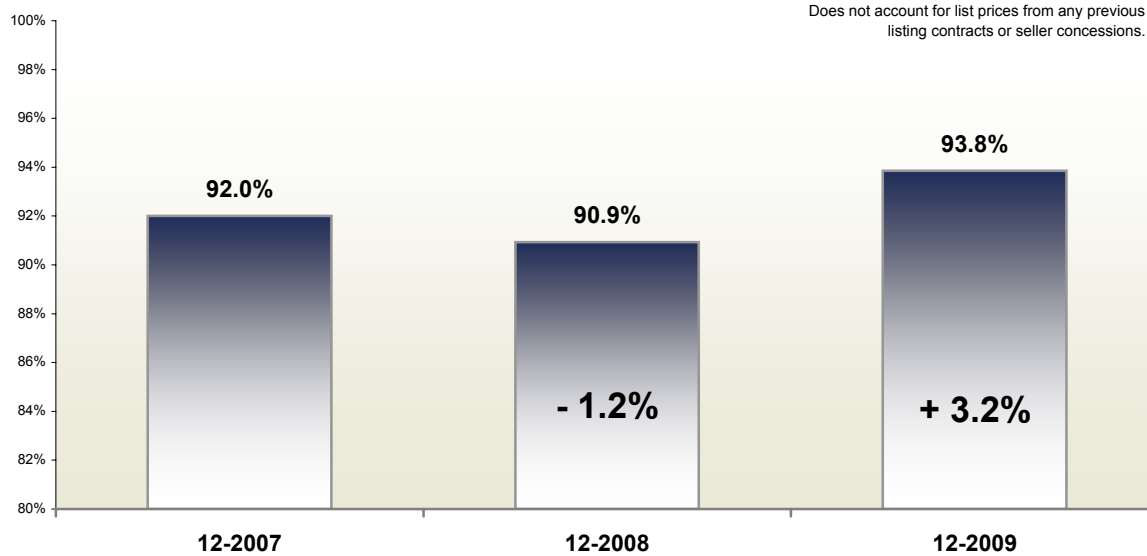


Percent of Original List Price Received at Sale

Weekly Market Activity Report



December 2009 — 93.8%

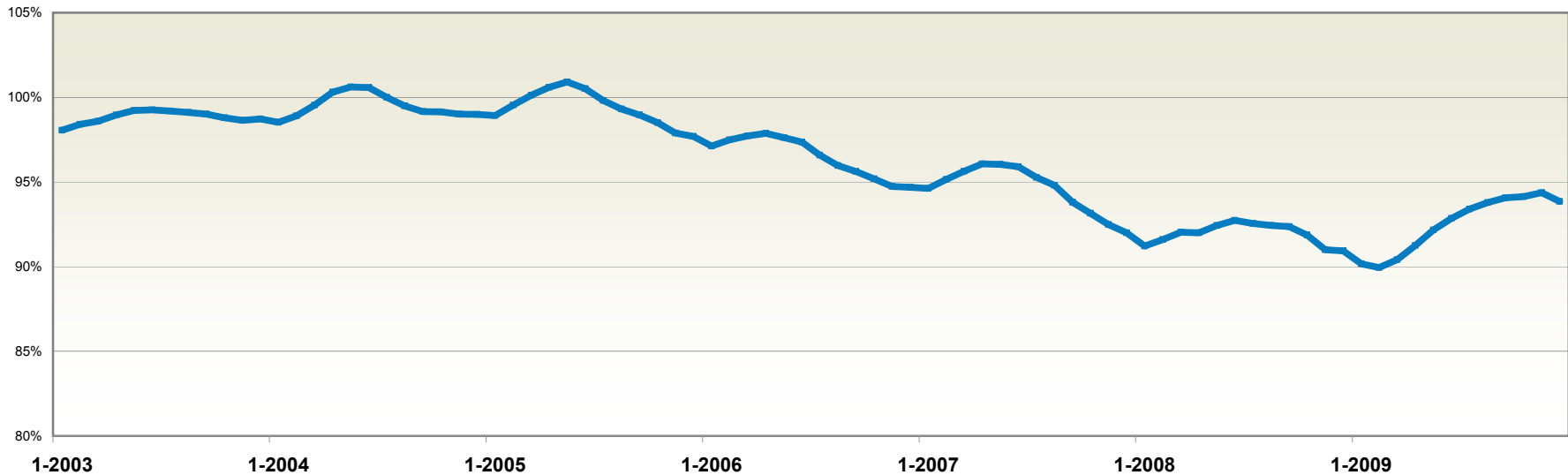


Month	Current Year	One Year Previous	One Year Change
1-2009	90.2%	91.2%	- 1.2%
2-2009	89.9%	91.6%	- 1.8%
3-2009	90.4%	92.0%	- 1.8%
4-2009	91.2%	92.0%	- 0.8%
5-2009	92.2%	92.4%	- 0.3%
6-2009	92.9%	92.7%	+ 0.1%
7-2009	93.4%	92.5%	+ 0.9%
8-2009	93.8%	92.4%	+ 1.5%
9-2009	94.1%	92.4%	+ 1.8%
10-2009	94.1%	91.9%	+ 2.5%
11-2009	94.4%	91.0%	+ 3.7%
12-2009	93.8%	90.9%	+ 3.2%
12-Month Avg:	92.5%	91.9%	+ 0.7%

Compared to Last Year: **Up (+)**

Compared to 2003: **Down (-)**

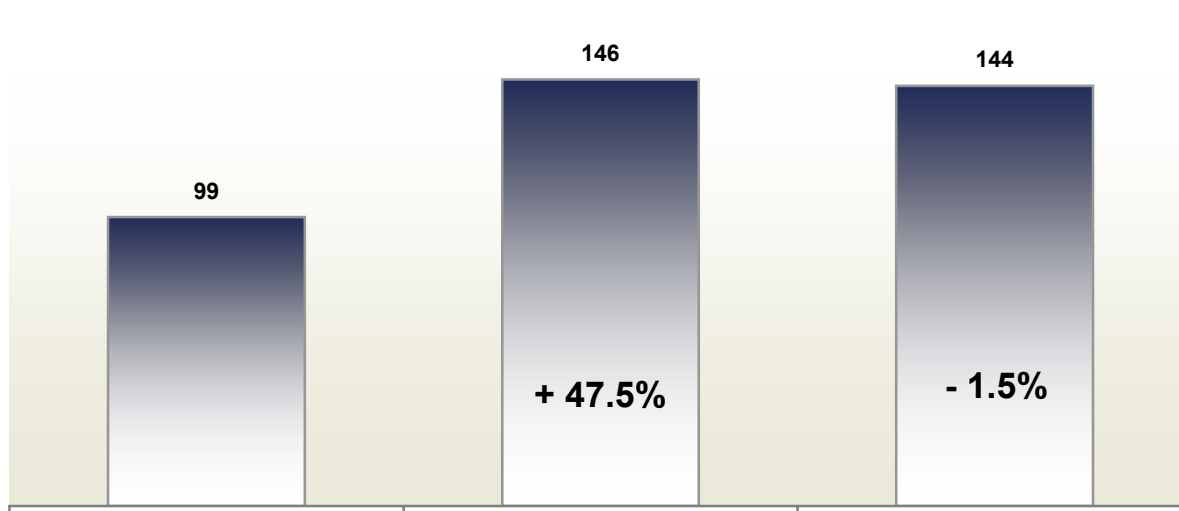
Historical Percent of Original List Price Received at Sale



Housing Affordability Index

December 2009 — 144

Weekly Market Activity Report 



Month	Current Year	One Year Previous	One Year Change
1-2009	152	125	+ 21.7%
2-2009	156	119	+ 31.1%
3-2009	147	122	+ 20.2%
4-2009	147	121	+ 21.5%
5-2009	136	116	+ 17.2%
6-2009	131	113	+ 15.9%
7-2009	131	115	+ 13.5%
8-2009	134	121	+ 11.0%
9-2009	141	132	+ 7.0%
10-2009	144	128	+ 12.8%
11-2009	147	143	+ 3.1%
12-2009	144	146	- 1.5%
12-Month Avg:	142	125	+ 13.9%

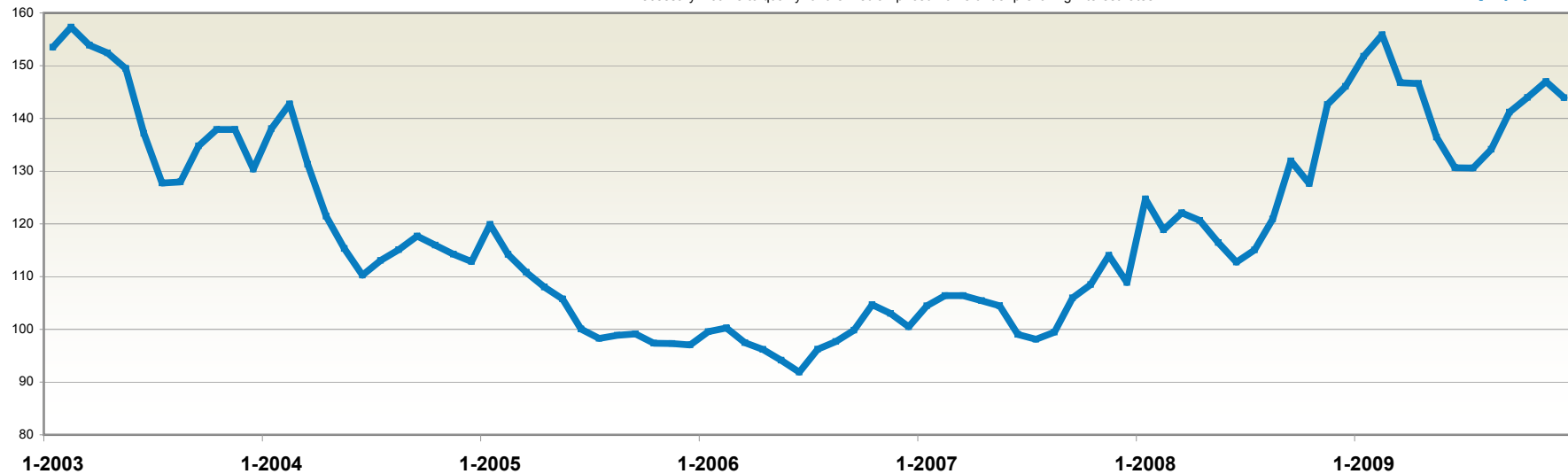
The Housing Affordability Index measures housing affordability for the MRIS service region. The higher the number, the more affordable our housing is.

Compared to Last Year: **Even**

Historical Housing Affordability Index

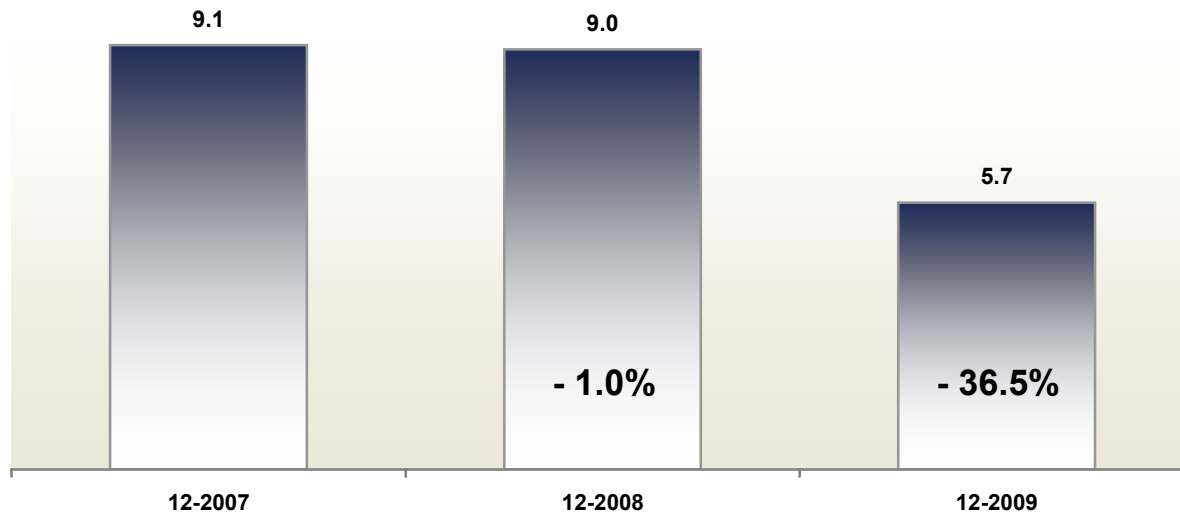
An HAI of 120 would mean that the median household income was 120% of the necessary income to qualify for the median priced home under prevailing interest rates.

Compared to 2003: **Up (+)**



Months Supply of Inventory

December 2009 — 5.7 Months



Month	Current Year	One Year Previous	One Year Change
1-2009	8.2	8.6	- 4.4%
2-2009	8.1	9.0	- 9.2%
3-2009	8.1	9.5	- 15.1%
4-2009	8.0	10.0	- 19.5%
5-2009	7.9	10.5	- 24.2%
6-2009	7.7	10.7	- 27.8%
7-2009	7.5	10.6	- 29.7%
8-2009	7.3	10.5	- 30.6%
9-2009	6.9	10.0	- 30.9%
10-2009	6.6	9.8	- 32.9%
11-2009	6.2	9.5	- 35.0%
12-2009	5.7	9.0	- 36.5%
12-Month Avg:	7.4	9.8	- 25.0%

Compared to Last Year: **Down (-)**

Compared to 2003: **Up (+)**

Historical Months Supply of Inventory

